

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/H20/195
(for 1st Deferment)

- Applicant** : Fortune Creation Developments Limited represented by Llewelyn-Davies Hong Kong Limited
- Site** : 14-16 Lee Chung Street, Chai Wan, Hong Kong
- Site Area** : 976.96m² (about)
- Lease** : Chai Wan Inland Lot (CWIL) Nos. 12 and 43
- Restricted to industrial and/or godown purposes excluding offensive trade, and only a factory and/or a warehouse, ancillary offices and quarters for persons essential to the safety and security of the building, the number of such quarters and persons to be subject to the special approval of the Commissioner of Labour, are permitted to be erected; and
 - subject to a special waiver dated 29.6.2016 permitting some uses.
- CWIL No. 43
- No part of any structure erected or to be erected on the lot shall exceed a height of 300 feet above the site level of the lot.
- Plan** : Approved Chai Wan Outline Zoning Plan (OZP) No. S/H20/23
(in force at the time of submission)
- Draft Chai Wan OZP No. S/H20/24
(currently in force, the zoning and development restrictions for the site remain unchanged on the current OZP)
- Zoning** : “Other Specified Uses” annotated “Business” (“OU(B)”)
- (a) Maximum plot ratio (PR) of 12 and maximum building height (BH) of 120mPD, or the PR and height of the existing building, whichever is the greater; and
 - (b) minor relaxation of the PR/BH restrictions may be considered by the Town Planning Board (the Board) on application based on individual merits of a development or redevelopment proposal.
- Application** : Proposed Minor Relaxation of PR for Permitted Non-polluting Industrial Use

1. **Background**

On 12.5.2020, the Board received an application seeking planning permission for minor relaxation of PR restriction from 12 to 14.4 (i.e. +2.4 or +20%) for a proposed 'Non-polluting Industrial Use' development at the application site (**Plan A-1**). The application is scheduled for consideration by the Metro Planning Committee (the Committee) of the Board at this meeting.

2. **Request for Deferment**

On 24.6.2020, the applicant's representative wrote to the Secretary of the Board and requested the Board to defer making a decision on the application for a period of two months in order to allow sufficient time for the applicant to prepare further information to address departmental comments and for respective departments to review the application (**Appendix I**).

3. **Planning Department's Views**

3.1 The Planning Department has no objection to the request for deferment as the justification for deferment meets the criteria for deferment as set out in the Town Planning Board Guidelines on Deferment of Decision on Representations, Comments, Further Representations and Applications made under the Town Planning Ordinance (TPB PG-No. 33) in that the applicant needs more time to prepare further information to address departmental comments, the deferment period is not indefinite, and the deferment would not affect the interest of other relevant parties.

3.2 Should the Committee agree to defer making a decision on the application, the application will be submitted to the Committee for consideration within two months upon receipt of further submission from the applicant. If the further information submitted by the applicant is not substantial and can be processed within a shorter time, the application could be submitted to an earlier meeting for the Committee's consideration. The applicant should be advised that the Committee has allowed two months for preparation of further information, and no further deferment would be granted unless under very special circumstances.

4. **Decision Sought**

The Committee is invited to consider whether or not to accede to the applicant's request for deferment. If the request is not acceded to, the application will be submitted for the Committee's consideration at the next meeting.

Attachments

Appendix I	Letter dated 24.6.2020 from the applicant's representative
Plan A-1	Location Plan

**PLANNING DEPARTMENT
JULY 2020**